

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: May 12, 2005 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, May 12, 2005 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed):

(Continued from April 14th & April 28th public hearings)

1. S-34-2004 Property located on Hobart Street, an application to subdivide property to create twelve (12) single family lots, including construction of public street and utilities
– Lemire Enterprises
2. SP-04-2005 Property located at 101 Maple Street, an application for site plan approval for the construction of nine (9) townhouse dwelling units – John Faneros & Robert Draper, Jr.
3. SP-08-2005 Property located at 227 Londonderry Turnpike, an application for site plan approval for conversion of a church to a day care facility, with on-site parking – MBA, LLC (Alpha Bits Learning Center)
4. CU-08-2005 Property located at 227 Londonderry Turnpike, an application for a conditional use permit for a reduction from the required number of parking spaces to accommodate a day care facility – Alpha Bits Learning Center

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With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS:**

5. S-20-2005 Property located at 281 Willow Street & 130 Silver Street, an application to

subdivide property by adjusting property lines – Lavoie & Benard, LLC & Burgess Assoc., LLC

6. SP-01-2005 Property located at 250 North River Road, an application for site plan approval for the construction of a 2,000 sq. ft. building addition to the medical office building, and additional on-site parking – 250 North River Road, LLC
7. SP-15-2005
PD-05-2005 Property located at 180 Pearl Street, an application to create a planned development, and for site plan approval for the construction of a 4,000 sq. ft. maintenance building and relocate a 3,140 sq. ft. Victorian style structure for administrative office space – Trustees of the Currier Gallery of Art
8. SP-16-2005 Property located at 175 Lincoln Street, an application for site plan approval to convert a three story industrial building to a mixed use of residential, office and warehouse space – 175 Lincoln Street, LLC
9. SP-17-2005 Property located at 2400 Brown Avenue, an application for site plan approval for
the construction of a 3,188 sq. ft. addition to the truck terminal – BT Properties, LLC

II LIMITED BUSINESS MEETING:

(Current Items)

10. S-20-2005 Property located at 281 Willow Street & 130 Silver Street, an application to subdivide property by adjusting property lines – Lavoie & Benard, LLC & Burgess Assoc., LLC
11. SP-01-2005 Property located at 250 North River Road, an application for site plan approval for the construction of a 2,000 sq. ft. building addition to the medical office building, and additional on-site parking – 250 North River Road, LLC

(Tabled Items)

(Staff Reports to be distributed at meeting, if available)

12. PD-07-2004 Property located on McLane Lane (TM 223, Lots 1Q & 10A), an application to create a planned development by construction of seven (7) single family dwelling units – Quicksilver Realty, LLC
Public Hearing Held: 11/04/2004, 01/13/2005 & 02/10/2005
Extended Deadline: 05/12/2005
13. S-11-2005 Property located at 972 & 988 Mammoth Road, an application to subdivide property by adjusting a boundary line, without creating a new building lot – Robert & Patricia Bouchard & The Warren Irrevocable Trust
Public Hearing: 03/10/2005
Statutory Deadline: 05/12/2005

14. PD-01-2005 Property located at 972 Mammoth Road, an application to create a planned development by the construction of eight (8) single family dwellings – Robert & Patricia Bouchard
Public Hearing: 03/10/2005 & 04/14/2005
Statutory Deadline: 05/12/2005
15. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval for a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association
Public Hearing Held: 10/14/2004
Extended Deadline: 05/12/2005
16. Review of letter from Paul Lessard, President, Madison Heights Condominium Association.